

\$849,900 - 771 130 Avenue Sw, Calgary

MLS® #A2148945

\$849,900

5 Bedroom, 3.00 Bathroom, 1,340 sqft

Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

****Open House: Saturday, July 13th, 1:00 - 3:00pm****A great opportunity awaits! Located on a quiet street in the highly popular & family oriented community of Canyon Meadows, this updated & pristine South facing, 5 bedroom home with a double garage & fully developed basement has over 2,295 sq ft of developed space, making it ready for your busy lifestyle! All the details here have been methodically paired together, from all the high quality renovations throughout, along with the chic colour palette, to the fixtures, finishes, & trim, combining together to create a modern sophisticated ambiance. Stepping inside, the inviting living room welcomes with plenty of large windows & a cosy brick fireplace acting as a focal point. The well-sized dining area & fully renovated kitchen are nearby, being nicely equipped with premium stainless steel appliances, plenty of shaker style cabinetry & custom marble countertops (including bathroom shower surrounds), a very functional central island, undermounted lighting, & full height penny tiling with intricate range backsplash. From here, marvel at the stylish sloped ceilings throughout the main floor before focusing on the sunny South facing backyard that is a sliding patio door away. As your own private oasis, there is ample room to entertain family & friends alike; the generous deck is the showstopper with its 8 person hot tub, integrated lighting, pergola, room to relax & BBQ while more green space is provided for other activities with direct access to the double



garage & the long driveway (running beside the home w/ a rolling gate, covered in expensive paving stones). Back inside, 2 spacious bedrooms & an updated 4-pc full bathroom beckons along with a master bedroom that is ready to pamper with abundant room for a king size bed, a walkthrough closet & your own private 2-pc ensuite. Making great use of the professional developed basement (with a separate entrance nearby), there are an additional 2 bedrooms, a fully renovated 3-pc full bathroom (w/ huge shower), plenty of storage space, & a roomy rec area, that easily gives you options to reconfigure – perfect for movie time, a workout area, kids play area, or your other hobbies! Notable features include: engineered hardwood on the main floor; central AC; newer fencing, furnace, hot water tank, 3 electrical sub panels, & windows throughout; durable hardie board exterior siding; & an upgraded rubber polymer roof membrane (newer shingles on garage). Beyond the home, be spoiled having the expansive Fish Creek Park, walking paths, LRT station, & shopping/amenities all a short walk away while 4 schools, Canyon Meadows golf club/aquatic & fitness centre, & Southcentre Mall/library are all nearby. Quick access to Macleod Tr, Deerfoot Tr, & Stoney Tr ensure you are always well connected. With so much to offer inside & out, come view this amazing home today!

Built in 1975

Essential Information

MLS® #	A2148945
Price	\$849,900
Sold Price	\$840,000
Bedrooms	5
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	771 130 Avenue Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2M9

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Gated, Other, See Remarks

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Lighting, Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular Lot,

	See Remarks, Treed
Roof	Asphalt Shingle, Rubber, See Remarks
Construction	Cement Fiber Board, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	July 31st, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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